This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
211 Donelson Pike, Suite 2, P. O. BOX 140255
Nashville, Tennessee 37214

Recording Information:

Davidson County DEEDWARR
Recvd: 06/20/08 11:46 2 pgs
Fees:13.00 Taxes:196.10
20080620-0063639

ADDRESS NEW OWNER:
Hafiz Yafai
114 Lutie Street
Nashville, TN 37210

SEND TAX BILL TO:
Owner

MORTGAGEE:
Roger W. and Carole Costa

MAP **119**
GROUP **5**
PARCEL **249**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Roger W. Costa and wife, Carole Costa** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Hafiz Yafai**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 148 on the Resubdivison of Lots Nos. 3,4,5, and part of 6 in Cumberland Nurseries Plan as of record in Book 332, page 148, Register's Office for Davidson County.

Said Lot No. 148 fronts 50 feet on the north side of Lutie Street and extends back between parallel lines 150 feet to an alley.

Being a part of the same property conveyed to Roger W. Costa and wife, Carole Costa by deed from dated April 26, 2004, of record in Instrument no. 20040430-0049260, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to all covenants, subdivision restrictions, easement and other matter of record in Plat Book 332, page 148, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 332, page 148, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 114 Lutie Street, Nashville, Tennessee 37210.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and,

GRANTORS do covenant with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 18th day of June, 2008.

Roger W. Costa

Roger W. Costa

Carole Costa

Carole Costa

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Roger W. Costa and wife, Carole Costa**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of June, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $53,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of June, 2008.

NOTARY PUBLIC
My Commission Expires:

REBECCA WAYNICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: JULY 24, 2011

CERTIFICATION

I, Rebecca R. Waynick , do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rebecca R. Waynick

State of Tennessee
County of Davidson

On this 18th day of June, 2008, personally appeared before me, Thomas B. Luck, a notary public for this county and state, Rebecca R Waynick, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck

THOMAS B. LUCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: MARCH 10, 2012